

Moultonborough Planning Board
P.O. Box 139
Moultonborough, NH 03254

Workshop Meeting

May 11, 2016

Minutes

Present: Members: Scott Bartlett, Rich Kumpf, Joanne Farnham, Kevin Quinlan, Allen Hoch,
Norman Larson, Russ Wakefield (Selectmen's Representative)
Alternate: Rich Thorman
Staff Present: Administrative Assistant, Bonnie Whitney

I. Pledge of Allegiance

Chairman Bartlett opened the workshop at 6:00 PM, led the Pledge of Allegiance and then the members introduced themselves to the public.

II. Approval of Minutes

Mr. Larson requested an amendment to the April 27th minutes to better clarify what he had requested, and suggested the following: ~~Mr. Larson requested clarification being noted on the plan to better identify a line on the plan which goes from one corner of the cemetery to a point referenced that the plan be amended to include a label for the new shortened boundary between the south corner of the cemetery and the new "REBAR TBS".~~ Members were in agreement with the amendment as requested.

Motion: Mrs. Farnham moved to approve the Planning Board Minutes of April 27, 2016, as amended, seconded by Mr. Hoch, carried unanimously, with Mr. Bartlett abstaining.

III. Other Business/Correspondence

1. Application For and Notice of Voluntary Merger for Alexandra & Antron Rzhonov (134-24 & 134-24.1) (82 Greene's Basin Road & Greene's Basin Road). Members were provided with a map showing the two lots to be merged.

Motion: Mr. Wakefield moved to acknowledge the Voluntary Merger for Alexandra & Antron Rzhonov (134-24 & 134-24.1) and further authorizing the Chairman to sign the application, seconded by Mr. Kumpf, carried unanimously.

2. Chairman Bartlett noted that the Conservation Commission has acquired an easement on the 37-acre parcel which borders the Red Hill River and Lees Pond. The ConCom is actively putting together a fund raising effort, with a goal to have the easement within 1-year and the total funds for the 37 acres within 2 years. This project has the full support of the Selectmen. They are working with the Lakes Region Conservation Trust, and they have had a great kick-off organizational meeting for the fund raising committee.

3. Mrs. Farnham noted that the CIPC has begun their meetings for the upcoming year.

4. Chairman Bartlett noted that in the absence of a Town Planner, he has been attending the Lakes Region Planning Commission Transportation Technical Advisory Committee meetings. He has suggested that the town should revisit the scenic byway designation sometime in the future.

5. Chairman Bartlett stated members had been provided a copy of the Master Plan Steering Committee MPSC draft May 4th Minutes and a draft change to the charge for a Master Plan Consultant. He noted the MPSC Chair suggested they seek some outside help with the chapters involved, to put them in final shape for the Master Plan. The outreach was made through the Board of Selectmen, and they acknowledged the need. The Chair has been contacted by the Town Administrator and Jeff Hayes, of LRPC, and will be meeting with Mr. Hayes to identify what we're looking for. It was noted they were not certain if there would be any additional fees incurred or if this would be under our existing membership. Mr. Wakefield added that there are funds in the Office of Development budget due to the fact that they are not paying for a planner each week, which was budgeted for this year. Members of the committee felt that they did not have the expertise to put this together. It was the consensus of the board to proceed with hiring someone to review the draft chapters. Members briefly discussed the draft charge and if there was need for action by the board. Mr. Wakefield replied that this has already been before board and they too see the need for outside help. If the MPSC wishes to proceed with this, it is up to the Planning Board. By consensus members were in agreement with the draft charge.

6. The Chairman reminded members of the upcoming workshops and training taking place. On May 25th the NH Municipal Association Local Officials Workshop will be held in Ossipee from 9 AM – 4 PM, June 3rd the NH Lakes conference will be held at Church Landing in Meredith from 9 AM – 3 PM and June 4th the annual NH OEP Spring Planning & Zoning Conference will be held at the Courtyard by Marriott, Grappone Conference Center in Concord from 8 AM – 3 PM.

7. Review of the following draft amendment to the Zoning Ordinance: Mixed Use Ordinance

The Chair started the discussion briefly explaining the draft members had received, in which he tried to slim down, clean up and work on the details of the build technicalities. After much discussion it was the consensus of the board that this Mixed Use Ordinance would be better redefined as a Village Overlay District, focusing only on the village, and not the other future nodes (future Greene's Corner, West Village and the Airport). In reviewing and discussing the draft it was suggested that a table with three or four columns may be a simpler way of identifying uses, square footage, number of units etc., than those 16 currently contained in the draft.

Members questioned where the Planner had gotten the model ordinance, asking if Bonnie would reach out to Bruce for that information. Members asked as they would like to see other communities that have adopted such an ordinance and how it has or hasn't worked for them, and if it will fit Moultonborough. It was the consensus of the board to form a small committee who would redefine the draft mixed use ordinance into a draft village overlay district. Norman, Rich and Russell will work together on paring down the mixed use ordinance for their next meeting. Members will review the committee's draft at their next meeting.

8. Discussion on the following possible amendments to the Zoning Ordinance: Draft Infill

The Chairman noted that the Planner had provided the board members with a handout for the Draft Infill Development Ordinance back in January, asking if anyone had worked with it yet. Some of the members had stated they had looked at the ordinance, with a majority of the members feeling that they can only work on one thing at a time. A brief discussion ensued regarding what this proposed draft would gain them at this time. It was felt that the draft encourages the use of unutilized properties, which is a good portion of Moultonborough. The board has been working towards keeping the development in nodes if they can, keeping the residential areas less cluttered, and this defeats the purpose. Many feel that this is counterproductive to what they are working on. Members were in agreement that the addition of another proposed ordinance is too much, too fast and would like to put it on the shelf until they complete some of the other things they're currently working on.

The Chair asked the Members working on the revision of the Mixed Use draft to glance through the draft infill and see if there are any salient features that need to be brought out of it.

Motion: Mr. Quinlan moved to table the Draft Infill Development Ordinance to a future date.

Seconded by Mrs. Farnham, carried unanimously.

Mr. Wakefield stated that a subject had recently been brought to his attention regarding accessory structures, specifically Article III. F. There was a brief discussion regarding if accessory structures were allowed on a lot without a principal building upon the premises. It was noted that both the Planner and Code Enforcement Officer have reviewed this and were in agreement that you could not have an accessory structure without a dwelling. If someone would like to have such a structure they could seek relief from the ordinance by applying for a variance through the Zoning Board of Adjustment.

IV. Adjournment: Mr. Quinlan made the motion to adjourn at 7:38 PM, Seconded by Mrs. Farnham, carried unanimously.

Respectfully Submitted,
Bonnie L. Whitney
Administrative Assistant